

**ORDINANCE 19-23**

**TO AMEND A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ORDINANCE  
AND APPROVE A PRELIMINARY PLAN**

**- Re: 1201 W. Allen Street  
(Hilltop Meadow, LLC , Petitioner)**

WHEREAS, Ordinance 06-24, which repealed and replaced Title 20 of the Bloomington Municipal Code entitled, "Zoning", including the incorporated zoning maps, and incorporated Title 19 of the Bloomington Municipal Code, entitled "Subdivisions", went into effect on February 12, 2007; and

WHEREAS, the Plan Commission has considered this case, PUD-27-19, and recommended that the petitioner, Hilltop Meadow, LLC, be granted an approval to rezone 5.32 acres from Planned Unit Development (PUD) to Planned Unit Development (PUD) and to approve a PUD District Ordinance and preliminary plan to allow a new multifamily development; and

WHEREAS, the Plan Commission therefore requests that the Common Council consider this petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4 and pursuant to Chapter 20.04 of the Bloomington Municipal Code, the PUD District Ordinance and preliminary plan shall be approved for the PUD on the property located at 1201 W. Allen Street. The property is further described as follows:

**(MOBILE HOME PARK)**

A part of Seminary Lot 165 and Seminary Lot 168 in the Southwest quarter of Section 5, Township 8 North, Range 1 West; Monroe County, Indiana, bounded and described as follows: Beginning at a point on the East Line of said Seminary Lot 165 that is 275.31 feet South of the Northeast corner of said Seminary Lot 165; thence from said point of beginning and with the East line of Seminary Lots 165 and 168 and running South 08 degrees 00 minutes East for 499.19 feet and to a point that is 94.38 feet North of the Southwest corner of said Seminary Lot 168; thence leaving said East line and parallel with the South line of said Seminary Lot 168 and running South 87 degrees 35 minutes 30 seconds West for 408.18 feet; thence North 12 degrees 22 minutes 33 seconds West for 504.43 feet; thence parallel with the North line of said Seminary Lot 165 and running North 87 degrees 35 minutes 30 seconds East for 446.86 feet and to the point of beginning. Containing 4.87 acres, more or less.

**(HOUSE)**

A part of Seminary Lots Number 165 and 168 in the Southwest quarter of Section 5, Township 8 North, Range 1 West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at the Northwest corner of Seminary Lot Number 165, running thence South along the West lines of Seminary Lots Number North of the Southwest corner of Seminary Lot Number 168, running thence East a distance of 234 feet, running thence in a Northwesterly direction to a point in the North line of Seminary Lot Number 165, said point being 175 feet East of the Northwest corner of said Seminary Lot Number 165, running thence West along the North line of Seminary Lot Number 165 a distance of 174 feet and to the place of beginning.

(DRIVEWAY)


Part of Seminary Lot 165, City of Bloomington, Monroe County, Indiana, as recorded in Book N, page 504, Office of the Recorder, and also being a part of the land of Willie c. Coleman and Mary J. Coleman (Book 231 Page 258, Office of the Recorder) and more particularly described as follows: Beginning on the north line of said Seminary Lot, 174.00 feet East of the northwest corner, said point being the northeast corner of said Coleman property; thence South 12 degrees 22 minutes 33 seconds East (assumed bearing), 418.20 feet along the east boundary of said Coleman to a 5/8 inch rebar with plastic cap set; thence North 54 degrees 21 minutes 47 seconds West 67.27 feet to a 5/8 inch rebar with plastic cap set; thence North 12 degrees 22 minutes 33 seconds West, 104.86 feet; thence North 2 degrees 24 minutes 30 seconds West, 11.06 feet to the north line of said Seminary Lot 165; thence North 87 degrees 35 minutes 30 seconds East, 145.00 feet along said north line to the point of beginning and containing 0.45 acre, more or less.

SECTION II. This District Ordinance and the Preliminary Plan shall be approved as attached hereto and made a part thereof.


SECTION III. If any section, sentence or provision of this ordinance, or the application thereof to any person or circumstance shall be declared invalid, such invalidity shall not affect any of the other sections, sentences, provisions, or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION IV. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.


PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 4 day of December, 2019.

  
DAVE ROLLO, President  
Bloomington Common Council

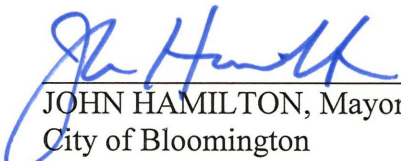
ATTEST:

  
NICOLE BOLDEN, Clerk  
City of Bloomington

PRESENTED by me to the Mayor of the City of Bloomington, Monroe County, Indiana, upon this 3 day of December, 2019.

  
NICOLE BOLDEN, Clerk  
City of Bloomington

SIGNED and APPROVED by me upon this 5<sup>th</sup> day of December, 2019.

  
JOHN HAMILTON, Mayor  
City of Bloomington

SYNOPSIS

Ordinance 19-23 would amend an existing PUD and approve a PUD District Ordinance and Preliminary Plan to allow a new multifamily residential development.

*Note: The Council adopted this ordinance with a Reasonable Condition (RC-01) which limited the maximum impervious surface area to 57%.*

\*\*\*\*ORDINANCE CERTIFICATION\*\*\*\*

In accordance with IC 36-7-4-605 I hereby certify that the attached Ordinance Number 19-23 is a true and complete copy of Plan Commission Case Number PUD-27-19 which was given a recommendation of approval by a vote of 8 Ayes, 0 Nays, and 0 Abstentions by the Bloomington City Plan Commission at a public hearing held on September 9, 2019.

Date: September 19, 2019

  
 Terri Porter, Secretary  
 Plan Commission

Received by the Common Council Office this 19<sup>th</sup> day of September, 2019.

  
 Nicole Bolden, City Clerk

Appropriation Ordinance # _____	Fiscal Impact Statement Ordinance # _____	Resolution # _____
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Type of Legislation:

Appropriation	End of Program	Penal Ordinance
Budget Transfer	New Program	Grant Approval
Salary Change	Bonding	Administrative Change
Zoning Change	Investments	Short-Term Borrowing
New Fees	Annexation	Other

If the legislation directly affects City funds, the following must be completed by the City Controller:

Cause of Request:

Planned Expenditure _____	Emergency _____
Unforeseen Need _____	Other _____

Funds Affected by Request:

Fund(s) Affected	_____	_____
Fund Balance as of January 1	\$ _____	\$ _____
Revenue to Date	\$ _____	\$ _____
Revenue Expected for Rest of year	\$ _____	\$ _____
Appropriations to Date	\$ _____	\$ _____
Unappropriated Balance	\$ _____	\$ _____
Effect of Proposed Legislation (+/-)	\$ _____	\$ _____
Projected Balance	\$ _____	\$ _____

Signature of Controller

Will the legislation have a major impact on existing City appropriations, fiscal liability or revenues?

Yes \_\_\_\_\_ No \_\_\_\_\_

If the legislation will not have a major fiscal impact, explain briefly the reason for your conclusion.

If the legislation will have a major fiscal impact, explain briefly what the effect on City costs and revenues will be and include factors which could lead to significant additional expenditures in the future. Be as specific as possible. (Continue on second sheet if necessary.)

## Interdepartmental Memo

**To:** Members of the Common Council  
**From:** Ryan Robling, Zoning Planner  
**Subject:** PUD-27-19  
**Date:** September 19, 2019

Attached are the staff report, petitioner's statement, maps, and exhibits which pertain to Plan Commission case PUD-27-19. The Plan Commission heard this petition at the September 9, 2019 hearing and voted 8-0 to send this petition to the Common Council with a favorable recommendation.

The Plan Commission report is attached. The report below has been amended following changes made since the Plan Commission hearing. These changes include the ongoing discussion between the petitioner and the City in reference to the inclusion of an affordable housing component to the development, as well as the addition of the Plan Commission's condition for the petitioner to provide a written commitment to offer affordable housing to the Department's satisfaction.

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**REQUEST:** The petitioner is requesting a PUD amendment to allow multi-family residential units.

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**BACKGROUND:**

<b>Area:</b>	5.32 acres
<b>Current Zoning:</b>	Planned Unit Development
<b>Comp Plan Designation:</b>	Neighborhood Residential
<b>Existing Land Use:</b>	Mobile Home Park
<b>Proposed Land Use:</b>	Dwelling, Multi-Family
<b>Surrounding Uses:</b>	North – Dwelling, Multi-Family West – Dwelling, Multi-Family East – Light Manufacturing South – Light Manufacturing

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**CHANGES SINCE LAST HEARING:** The petitioner has submitted a revised site plan, and revised additions to the district ordinance for the proposed amendment to the current PUD.

The revised site plan includes:

- Identifying bicycle parking locations.
- Accessory structure (tool shed).
- Accessory structure (pergola).

The revised additions to the district ordinance include:

- Landscaping-within the area of the community garden up to 8 fruit trees may be planted and count toward the required interior medium or small canopy trees required under Chapter 20.05.054.

- Landscape Island- Mulch consisting of decorative gravel or rubberized mulch may be allowed in landscape bump outs and islands along with the required landscaping under Chapter 20.05.053.

The petitioner has been in discussions with the City, including with Director of Housing and Neighborhood Development Doris Sims, in order to provide an affordable housing component. While specifics are not yet available, the discussion is moving forward in a positive direction and an agreement will be met.

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**REPORT:** The 5.32 acre property is located south of W. Allen St. between S. Strong Dr., and S. Adams St. The property is currently developed with a vacant mobile home park. The surrounding properties to the south and east are zoned within a PUD (MG/PCD-9-91) and have been developed with light manufacturing. The property to the west has been zoned Residential Multifamily (RM) and has been developed with multifamily dwelling units. The property to the north has been zoned Residential High-Density Multifamily (RH) and has been developed with multifamily dwelling units. This property fronts on W. Allen St via a shared private drive.

The petitioner proposes to amend the PUD to allow multi-family residences on this parcel rather than the original approved mobile home park use. With this amendment mobile homes will no longer be allowed in the PUD. The petitioner proposes to construct 48 efficiency units, 24 one-bedroom units, 32 two-bedroom units, and 10 three-bedroom townhouses. This will create a total of 114 units and 166 bedrooms. The overall density is proposed at 8.78 DUEs per acre. An allowed maximum of 15 units per acre is being proposed for the PUD. The petitioner proposes 9 two-story and 2 three-story residential buildings, 2 one-story accessory buildings, and 2 accessory structures. The two buildings containing the 10 townhouses will be platted for individual sale. A community gardens/open space will be in the middle of the site directly adjacent to two of the buildings. The 10 three-bedroom townhouses will each have a two-car garage in the rear of the unit. There are a proposed 172 surface parking spaces for 166 bedrooms. This equals approximately 1.03 parking spaces per bedroom. With the garage spaces counted, that is 1.15 spaces per bedroom.

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**COMPREHENSIVE PLAN:** This property is designated as Neighborhood Residential with some Employment Center on the southeast portion of the parcel. The lines and edges in the Comprehensive Plan are intended to be fluid, so as to be flexible as areas in the City develop. Given the existing development on and around the site, the Department feels that Neighborhood Residential is the most appropriate district to analyze this proposal. The Comprehensive Plan notes the following about the intent of the Neighborhood Residential area and its redevelopment:

- *Primarily composed of residential land uses with densities ranging from 2 units per acre to 15 units per acre. Single family residential development is the dominant land use activity for this district. Other land use activities include places of religious assembly, schools, small-scale commercial, and some multifamily housing.*
- *Buildings are no more than three, but most often two stories or less and have natural or landscaped front, side, and rear yards.*
- *Optimize street, bicycle, and pedestrian connectivity to adjacent*

- neighborhoods and other 20-minute walking destinations.*
- *Create neighborhood focal points, gateways, and centers. These could include such elements as a pocket park, formal square with landscaping, or a neighborhood-serving land use.*
  - *Ensure that appropriate linkages to neighborhood destinations are provided.*
  - *Large developments should develop a traditional street grid with short blocks to reduce the need for circuitous trips.*
  - *Support incentive programs that increase owner occupancy and affordability.*

The development of this large lot will amend an existing mobile home park PUD to allow a large multifamily development. The site is located within walking distance of major area employers. The site has direct access to W. Allen St. which connects to the downtown and local commercial businesses. While, the design of the proposal does not provide all of the desired design criteria, the Department believes it is appropriate given the context of surrounding uses and intensities. This site is located in a larger Neighborhood Residential area. The Department believes that developing this parcel with multifamily residential complements the existing single-family residences to the north of W. Allen and creates a needed buffer between the industry to the south and east and residential to the north and west.

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#### **PRELIMINARY PLAN:**

**Uses/Development Standards:** The petitioner is proposing to utilize the RH zoning district for the permitted uses and development standards, with a modification. The petitioner is proposing a deviation from the RH district's maximum impervious surface coverage. The RH district has a maximum of 50% impervious surface coverage. The petitioner is proposing a maximum of 65% impervious surface coverage.

**Residential Density:** The maximum residential density allowed in the RH district is 15 units per acre, which is the densest by-right development allowed in the UDO outside of the downtown. The petitioner is proposing 166 bedrooms in 114 units for a total of 8.76 units per acre, with a proposed maximum of 15 units per acre for the PUD. The Comprehensive Plan calls for 2 to 15 units per acre in the *Neighborhood Residential*. The immediately adjacent area has been developed with multifamily units, and light industrial uses.

**Height and Bulk:** The petitioner is proposing 9 two-story residential buildings and 2 three-story residential buildings, with a maximum proposed height of 50 feet. These are taken from the RH district which has a maximum height of 50 feet, and the proposed heights will meet those standards.

**Parking, Streetscape:** A total of 172 surface level parking spaces are proposed along with 10 two-car garages which will be located beneath the proposed three-story residential buildings. The two-car garages will be individually utilized by the proposed three-bedroom units. This is a total number of parking spaces equal to 1.15 parking spaces per bedroom. This is above the 1 space per bedroom maximum in the RH district. The parking spaces will be perpendicular along a proposed private street which will create

a loop through the middle of the site.

**Access:** There is one vehicular access point for this property which enters the property from the northwest. This drive is shared with the adjacent properties to the north and west. The petitioner is not proposing to change this access point.

Internal sidewalks will be installed along the internal drive between the proposed parking and the buildings. These sidewalks will connect to an existing sidewalk which runs along the west side of the private drive on the northwest corner of the parcel. A new sidewalk connection will be created in the southeast corner of the parcel which will connect the property to light industrial employers to the south and east.

**Bicycle Parking and Alternative Transportation:** The proposed development will have 166 bedrooms in 114 units. The UDO requires one bicycle parking space for every 6 bedrooms. This development would require 28 bicycle parking spaces. The UDO requires multifamily residential properties with greater than 32 bedrooms to have  $\frac{1}{2}$  of required bicycle parking to be covered short-term Class II bicycle parking, and  $\frac{1}{4}$  to be covered long term Class I facilities. The location of bike parking has been shown on the plan, but the number of parking spaces provided has not. Bike parking will meet or exceed required minimums.

The site is within a 5-minute walking distance of a Bloomington Transit bus route along W. Allen.

**Architecture/Materials:** The petition has utilized the RH district for architecture standards. The buildings will be required to meet RH architectural standards.

**Environmental Considerations:** There are no known sensitive environmental features.

**Housing Diversity:** The petitioner is still working on their housing diversity options and has not outlined their proposal as of this meeting. The petitioner has reached out and is working with this and other Departments in order to finalize this portion of the proposal.

**Landscaping:** The petitioner has proposed a community garden which will be available for the residents to grow food crops. The community garden is proposed to contain up to 8 fruit trees. The petitioner is proposing that these fruit trees count toward the required interior medium and small canopy trees. The Department is supportive of the community garden, but does not believe that a one-for-one replacement of required interior trees is appropriate.

The petitioner has also proposed the use of decorative gravel or rubberized mulch be allowed in landscape bumpouts and islands. The Department does not support the use of decorative gravel or rubberized mulch as landscape material on landscape bumpouts or islands.

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**ENVIRONMENTAL COMMISSION RECOMMENDATIONS:** The Bloomington Environmental Commission (EC) made 4 recommendations concerning this development, which are listed below:

- 1) The Petitioner shall submit an approved Landscape Plan prior to being granted a Grading Permit.
- 2) The Petitioner should incorporate best practices for green building
- 3) The Plan Commission should not agree to less pervious surface than would be allowed if the plan design followed UDO standards.
- 4) The vegetative buffer shall be shown on the plan and protective orange fencing should be installed during construction to ensure that construction disturbance does not encroach into it either.

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#### **20.04.080(h) Planned Unit Development Considerations**

The UDO outlines that in their consideration of a PUD District Ordinance and Preliminary Plan, the Plan Commission and Common Council shall consider as many of the following as may be relevant to the specific proposal. The following list shall not be construed as providing a prioritization of the items on the list. Each item shall be considered individually as it applies to the specific Planning Unit Development proposal.

- (1) The extent to which the proposed Preliminary Plan meets the requirements, standards, and stated purpose of Chapter 20.04: Planned Unit Development Districts.

**PROPOSED FINDINGS:** This petition meets the requirements for a Planned Unit Development and accomplishes the purposes of a PUD which is to provide a land use that would not be allowed within the current PUD. The proposed amendment to this PUD would allow for residential uses at a higher density in an area immediately adjacent to major area employers.

- (2) The extent to which the proposed Preliminary Plan departs from the Unified Development Ordinance provisions otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

**PROPOSED FINDINGS:** The current PUD (PUD-43-80) limits the site to a 35 unit mobile home park. The proposed plan would depart significantly from the original PUD, and would not otherwise be allowed without amending the original PUD. The proposed deviations from the current PUD, which are outlined in the Petitioner's Statement, are similar to the current Residential Multifamily High-Density (RH) district of the UDO with the exception of maximum impervious surface coverage, and maximum number of parking spaces. The departures from the current PUDs use, improvements, and density will provide high density residential units in a form that matches surrounding design, scale, and character.

- (3) The extent to which the Planned Unit Development meets the purposes of this Unified Development Ordinance, the Growth Policies Plan, and any other adopted planning objectives of the City. Any specific benefits shall be specifically cited.

**PROPOSED FINDINGS:** The proposed PUD will use similar standards to the



current RH district, and will meet the district's intent. This proposal helps provide an adequate mix of housing types throughout the community. While the proposal is primarily focused on multifamily units, the development will feature 10 single-family units which will be sold individually. This proposal also provides for non-student-centric multifamily housing away from Indiana University. The property is serviced by public transportation.

The amended PUD will provide for 15 units per acre. The Comprehensive Plan considers developments ranging from 2 to 15 units per acre appropriate within Neighborhood Residential designated areas. The proposed scale of the buildings within the PUD will range from 1 to 3 stories, and are within the Comprehensive Plan's guideline for the area. The proposal includes a community garden which will serve as both a neighborhood focal point, and provide for urban agriculture. The Comprehensive Plan requires that Neighborhood Residential areas provide neighborhood focal points which can include such elements as neighborhood-serving land uses, and pocket parks. The Comprehensive Plan calls for the possible creation of permitted urban agricultural uses within nonagricultural zoning districts. The proposal will include sidewalks to nearby employment centers to the south of the property, as well as sidewalks along the entrance to the property which connect to sidewalks along W. Allen St. The Comprehensive Plan requires developments to provide linkages to neighborhood destinations, and these sidewalks will provide pedestrian access to neighborhood destinations including employers to the south, and public transportation to stops along W. Allen St. The Comprehensive Plan calls for developments which will support owner occupancy. This proposal will provide 10 single-family units which will be individually sold.

The petitioner has expressed their desire to include support for affordable housing, but has not submitted a proposal. The petitioner is still working on this component of the project with the City, but has agreed to continue discussions toward inclusion of affordable housing.

- (4) The physical design of the Planned Unit Development and the extent to which it:
- a. Makes adequate provision for public services;
  - b. Provides adequate control over vehicular traffic;
  - c. Provides for and protects designated common open space; and
  - d. Furthers the amenities of light and air, recreation and visual enjoyment.

**PROPOSED FINDINGS:**

The proposal will provide adequate public services by providing pedestrian connections to area employers, and to nearby public transportation stops. The site has one existing vehicular access point. The site uses a shared drive to access W. Allen St. to the north of the property. This shared drive is utilized by adjacent multifamily properties and has caused no known issues with vehicular traffic along W. Allen St. The proposal includes a community garden at the center of the property which will provide residents with a recreational activity. The site will also be buffered from surrounding

light manufacturing uses by a 15 foot building setback, and currently existing vegetative buffer to remain.

- (5) The relationship and compatibility of the proposed Preliminary Plan to the adjacent properties and neighborhood, and whether the proposed Preliminary Plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.

**PROPOSED FINDINGS:** The proposed use is a multifamily development and is similar in use to the adjacent properties to the north, and west. The western property is owned by the petitioner. The properties to the south, and east are light manufacturing. The Department does not believe that this proposal will substantially interfere with the use or value of adjacent properties.

- (6) The desirability of the proposed Preliminary Plan to the City's physical development, tax base and economic well-being.

**PROPOSED FINDINGS:** The provision of an estimated 114 units and new construction will increase the tax base of the City. The location of the site next to major area employers, and away from Indiana University's campus will, likely, provide multifamily residences to non-student residents.

- (7) The proposal will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services.

**PROPOSED FINDINGS:** The site is accessed via a shared private street which connects to W. Allen St. This private street is currently utilized by the two adjacent multifamily properties, and was previously used by the mobile home park. No undue traffic congestion has been identified currently, and no undue congestion is expected as a result of this proposal. The site is within walking distance of two public transit stops.

- (8) The proposal preserves significant ecological, natural, historical and architectural resources.

**PROPOSED FINDINGS:** There are no significant ecological, natural, historical or architectural resources on this site.

- (9) The proposal will not be injurious to the public health, safety, and general welfare.

**PROPOSED FINDINGS:** The Department finds that the proposal will not be injurious to the public health, safety, or general welfare. The current PUD allowed for a residential use, and the site will continue to allow to provide for residential use.

- (10) The proposal is an effective and unified treatment of the development possibilities on the PUD site.

**PROPOSED FINDINGS:** The amendments to this PUD allow for a

development which would not otherwise be accomplished on the site. The current PUD allows for a maximum of 35 mobile homes, and does not offer additional amenities. The petitioner is proposing to amend the existing PUD to allow for 114 units which includes 10 single-family units which will be sold individually. The petitioner is also proposing to include an urban agricultural garden. A similar proposal could be designed on a property within the RH district. However, The RH district standards would not allow for the proposed number of parking spaces, nor the proposed impervious surface maximum. The RH district allows for a maximum of 1 parking space per bedroom for multifamily dwelling units, and an impervious surface coverage maximum of 50% of the lot's total area. The petitioner is proposing 1.15 parking spaces per bedroom, and a maximum of 65% impervious surface coverage.

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**CONCLUSION:** The proposed PUD amendment will create additional dwelling units in a residential PUD that has existed for 39 years. The proposal is consistent with portions of the Neighborhood Residential Comprehensive Plan designation, and is consistent with surrounding uses and intensities. The site is adjacent to two multifamily residential properties, and two light manufacturing facilities. The Department is favorable to additional housing in the area, and believes the proposed density is appropriate. The proposal will also provide 10 units which are slated to be sold individually, which supports the Comprehensive Plan's goal of increasing owner occupancy.

While the proposal meets the density goals of the Comprehensive Plan, the Department believes the proposed plan for street design has issues meeting the goals of the Comprehensive Plan. The Comprehensive Plan clearly encourages large developments to incorporate traditional street grids with short blocks to reduce circuitous trips. However, because of the relatively small size of this site and the immediate surrounding, the Department believes the proposed design is acceptable.

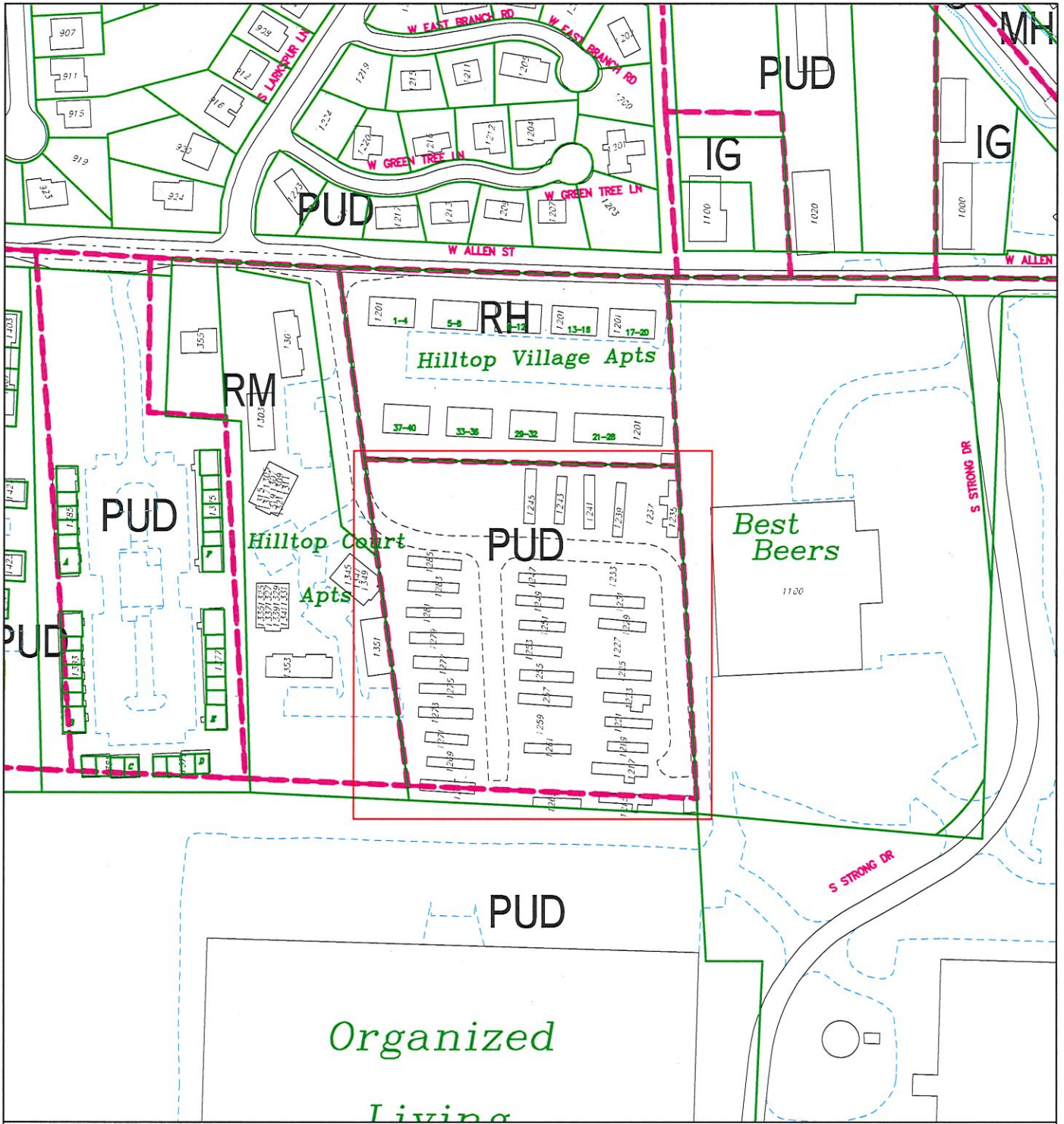
The petitioner has committed to providing affordable housing as a component of this development but has not provided details on how this will be accomplished. The petitioner is working with the City to develop the affordable housing component. Affordable housing would be a significant public benefit which may not be accomplished without amendment to this PUD.

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**RECOMMENDATION:** The Planning and Transportation Department recommends that the Plan Commission adopt the proposed findings and forward PUD-27-19 to Common Council with a positive recommendation and with the following conditions:

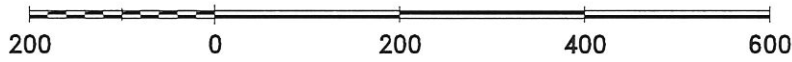
1. PUD Final Plan approval is delegated to the Planning and Transportation Department staff.
2. All required bicycle parking to meet Chapter 5 Unified Development Ordinance standards shall be included at the Final Plan stage.
3. The petitioner shall continue to work with the City in a good faith effort to provide permanent affordable housing options in the development.
4. The petitioner will provide on-site recycling for residents.
5. The vegetative buffer shall be shown on the plan and protective orange fencing should be installed during construction to ensure that construction disturbance does not encroach into it.

6. The petitioner shall work with the Department's Senior Environmental Planner to identify fruit trees that can be used as successful replacement for up to a maximum of 50% of required interior trees.
7. Prior to the issuance of a grading permit, a landscaping plan shall be approved by the Planning and Transportation Department.
8. All open spaces including bumpouts and islands must meet UDO requirements.
9. The petitioner will provide a commitment to the satisfaction of City staff that would describe both the workforce housing commitment and the owner-occupied commitment to be submitted in writing prior to Council's hearing of the petition.



PUD-27-19 Hilltop Meadow, LLC  
 1201 W Allen St.  
 Plan Commission  
 Site Location, Zoning, Parcels

By: roblingr  
 8 Aug 19



For reference only; map information NOT warranted.

City of Bloomington  
 Planning & Transportation



Scale: 1" = 200'

N



PUD-27-19 Hilltop Meadow, LLC

1201 W Allen St.

Plan Commission

2016 Aerial Photograph

By: roblingr

8 Aug 19



For reference only; map information NOT warranted.

City of Bloomington  
Planning & Transportation



Scale: 1" = 150'





**BYNUM FANYO & ASSOCIATES, INC.**

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

July 8, 2019

City of Bloomington Plan Commission  
401 N. Morton Street  
Bloomington, Indiana 47403

Re: Dwellings LLC; Hilltop Court IV PUD Proposal

Dear Plan Commission and City Council Members:

Our client Hilltop Meadows, LLC. respectfully request rezoning from mobile home park/PUD to PUD of a 5.24-acre parcel of land located at 1201 West Allen Street.

### **Existing Conditions**

The existing PUD was approved in the mid to late 1980's for a 50-lot mobile home park. Over the past three decades the park conditions have deteriorate and all mobile homes have been removed from the property. The property has onsite sewer, water and access to W. Allen Street.

With the trailers remove this vacant parcel is surrounded by intense industrial uses to the east and south which is part of the Thompson PUD from the 1990's, to the north is a RH zoned apartment property and to the west a RM apartment property recently completed by this petitioner.

### **Proposed PUD**

The proposal is to rezone the 5.24-acres a PUD designation and all future development on the property will be guided by the attached PUD District Ordinance. We have included a schematic site plan showing eleven apartment building, a maintenance structure and a leasing office. It is proposed to provide 48-efficiency units, 24 1-bedroom units, 32 2-bedroom units and ten 3-bedroom townhouses. Using the DUE computation, we have 12.95 units per acre.

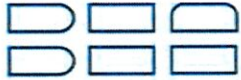
### **Site Design**

The proposed site has access to Allen Street via an ingress egress easement that is shared with the property to the west, also owned by this petitioner. The buildings will be placed around the site perimeter and two located in the center. A community garden will also occur in the center of the property and will utilize rainwater harvesting to provide for the gardening needs.

Water and sewer are currently on site. Stormwater quality and retention will be provided at the southwest and southeast corners of the property. A multi-purpose path will

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990



**BYNUM FANYO & ASSOCIATES, INC.**

ARCHITECTURE  
CIVIL ENGINEERING  
PLANNING

circumnavigate the property and be combined with a path on the adjoining property to the west creating half mile circuit. The 10 townhouse units will be platted for sale.

### **Sustainability**

The petitioner is planning to incorporate several environmentally conscious features and construction standards. Some of the considerations are:

High-efficiency HVAC Systems

Energy Star Appliances

Low-flow Plumbing Fixtures

High Albedo (Solar Reflectivity) Roofing

Large Windows for Natural Light

Partial "Extensive" Green Roof (approx. 1000 sf)

PV Solar Panels

Rainwater Capture and Reuse for Irrigation

Recycling Collection

### **Phasing**

The project will be completed in three phases.

Sincerely,

Jeffrey S. Fanyo, P.E., CFM

Bynum Fanyo and Associates, Inc.

528 North Walnut Street

Bloomington, Indiana 47404

Office 812 332 8030

Attachment: PUD District Ordinance

528 NORTH WALNUT STREET  
812-332-8030

BLOOMINGTON, INDIANA 47404  
FAX 812-339-2990



**Hilltop Court IV**  
**Planned Unit Development**  
**District Ordinance**  
**BFA Project Number 401851**  
**For**  
**Dwellings, LLC**  
**Prepared by:**  
**Bynum Fanyo and Associates, Inc**  
**July 8, 2019**

**PROPOSED USES:**

The proposed uses for Hilltop Court IV shall consist of a combination of efficiencies, one- and two-bedroom apartment units and three-bedroom townhouse units. The efficiencies, one- and two-bedroom units will be below the DUE square footage requirements for the computation of density standards. The three-bedroom townhouses will be platted in order to allow for sale and become owner occupied. In addition, there will be a leasing office and maintenance facility to service the above apartments.

**PROPOSED DENSITY:**

15 Units per acre with Dwelling Unit Equivalents as allowed in UDO Chapter 20.02.

**SUSTAINABLE FEATURES:**

The petitioner is planning to incorporate several environmentally conscious features and construction standards. Some of the considerations are:

High-efficiency HVAC Systems

Energy Star Appliances

Low flow Plumbing Fixtures (e.g. Dual flush toilets)

Large Windows for Natural Light including skylights and windows in uncommon spaces

Partial "Extensive" Green Roof (approx. 1000 sf)

PV Solar Panels

Rainwater Capture and Reuse for Irrigation

Recycling Collection

Resident composting system

Community garden with pergola and tool shed

**DEVELOPMENT STANDARDS: Comply with UDO Chapter 20.05, Underlying zone RH with the following additions.**

Lot Area (minimum)*	5,000 sf
Lot width (minimum)	50 ft.
Front setback (minimum)	15 ft.
Side setback (minimum)*	15 ft.
Rear setback (minimum)	15 ft.
Impervious surface area (maximum)	65%
Landscape area (minimum)	35%

\*excludes zero lot line attached townhouses

**DESIGN STANDARDS:**

Comply with UDO Chapter 20.07

**PHASING:**

The project will be developed in three phases of approximately equal numbers of units.

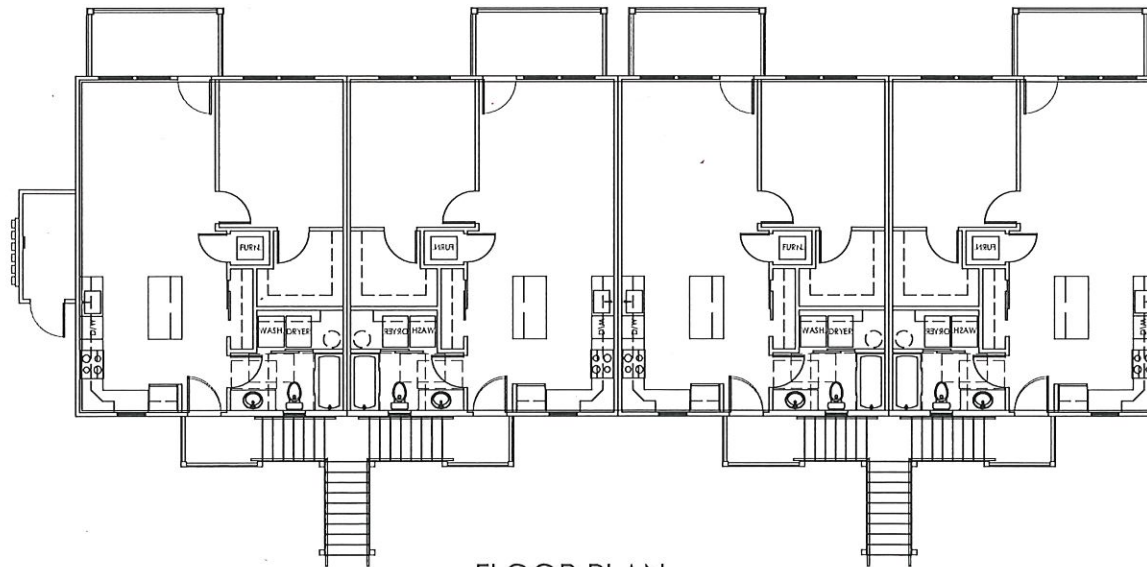




FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



SIDE ELEVATION  
SCALE: 3/32" = 1'-0"



FLOOR PLAN  
SCALE: 3/32" = 1'-0"

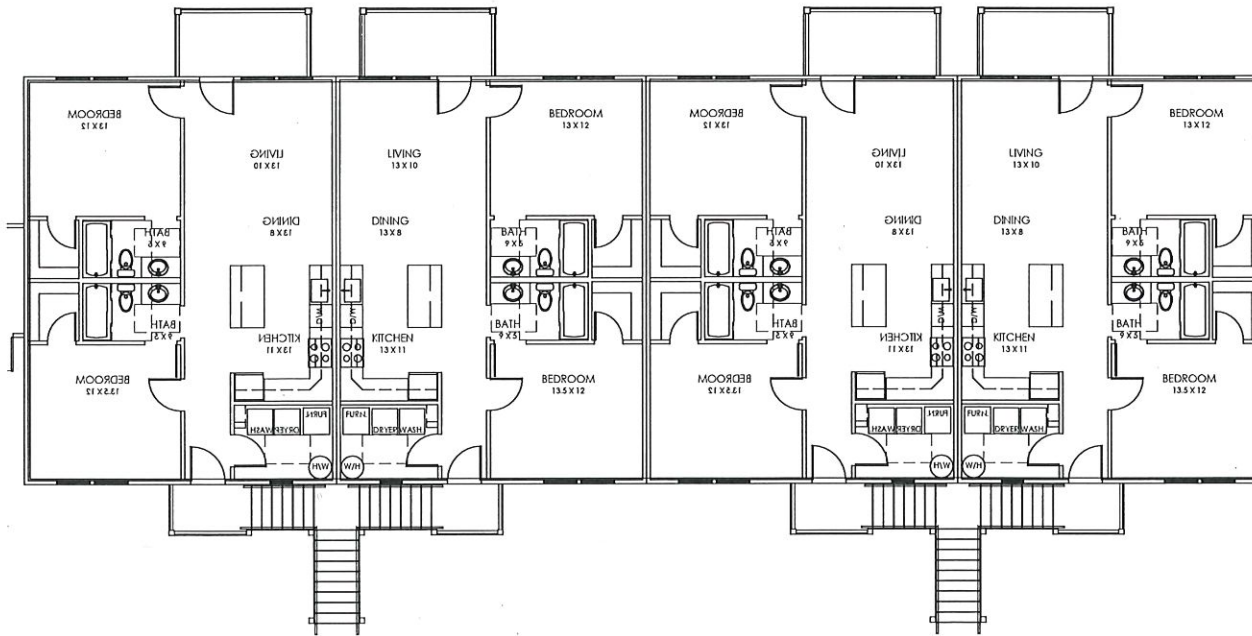
7.29.2019

1-BEDROOM BUILDING  
HILLTOP COURT 4

MATTE  
BLACK  
ARCHIT  
ECTURE



FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



FLOOR PLAN  
SCALE: 3/32" = 1'-0"



SIDE ELEVATION  
SCALE: 3/32" = 1'-0"

7.29.2019

2-BEDROOM BUILDING  
HILLTOP COURT 4

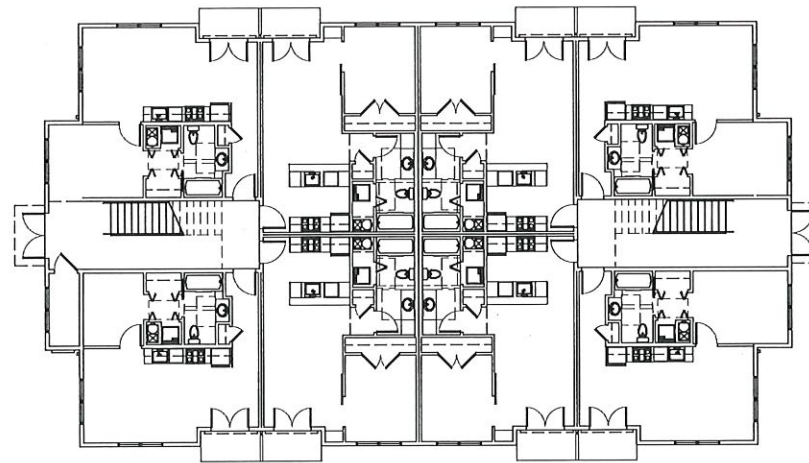
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FRONT ELEVATION  
SCALE: 1/16" = 1'-0"



SIDE ELEVATION  
SCALE: 1/16" = 1'-0"



FLOOR PLAN  
SCALE: 1/16" = 1'-0"

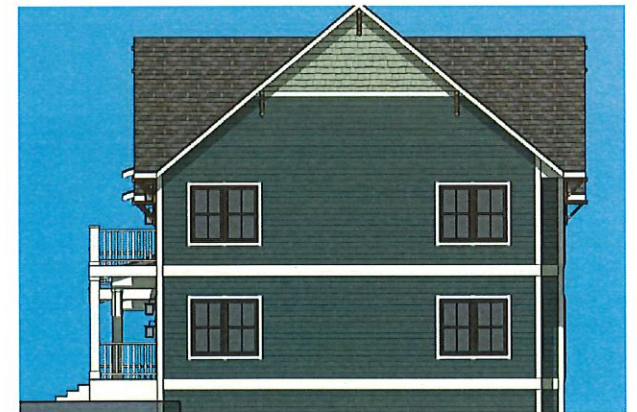
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STUDIO BUILDING  
HILLTOP COURT 4

MATTE  
BLACK  
ARCHIT  
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FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



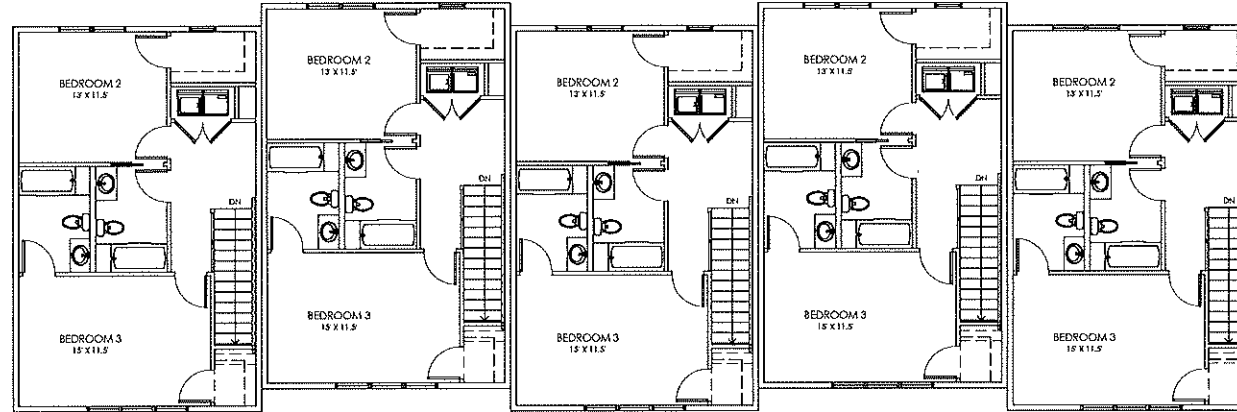
SIDE ELEVATION  
SCALE: 3/32" = 1'-0"

3-BR TOWNHOUSE BUILDING  
HILLTOP COURT 4

MATTE  
BLACK  
ARCHIT  
ECTURE

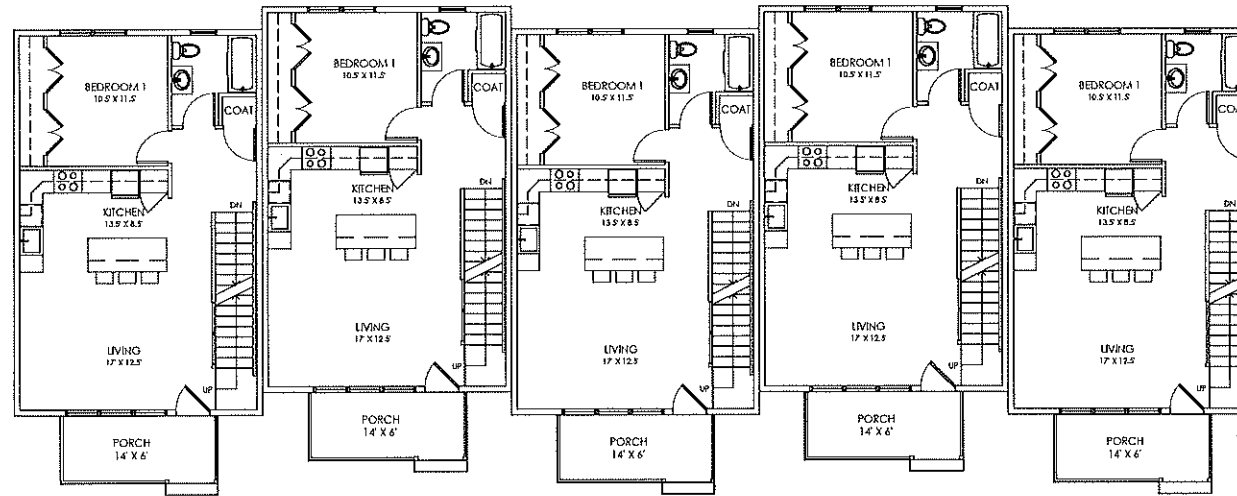
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SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

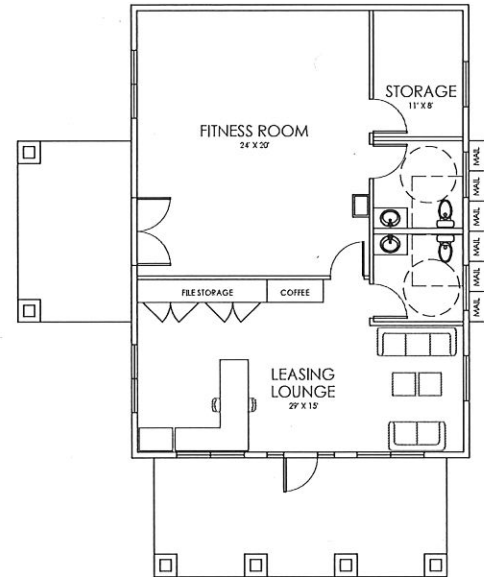


FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

3-BR TOWNHOUSE BUILDING  
HILLTOP COURT 4

MATTE  
BLACK  
ARCHIT  
ECTURE



FLOOR PLAN

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



FRONT ELEVATION

SCALE: 3/32" = 1'-0"

CLUBHOUSE/LEASING OFFICE  
HILLTOP COURT 4

MATTE  
BLACK  
ARCHIT  
ECTURE

7.29.2019